

For Lease | Industrial  
2 Beaver Dam Rd, Islip, NY

**PRICE REDUCED**

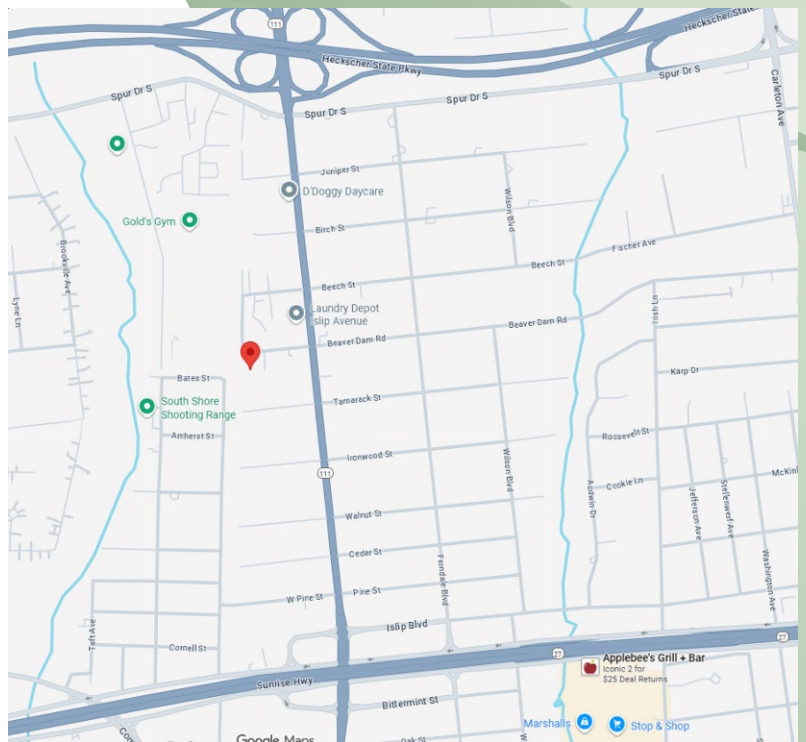
**Brand New Construction**



Building Size: 8,800 sf ±  
Lot Size: 0.67 acres ±  
Offices: 1,320 sf ±  
Ceiling Height: 21 ½' ±  
Loading: 2 Drive-Ins (12' x 12')  
Heat: Gas  
Power: 400 amps

Lease Price: ~~\$ 20 PSF NNN~~ **\$18 PSF NNN**

- Just Off Route 111, North of Sunrise Hwy
- Zoned Industrial 1, Town of Islip
- To Be Completed ± March 2026
- 14 Striped Parking Spots on Plan
- Only 2 Columns in Warehouse
- Connected to Sewers



**METRO**

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ [info@metrorealtyservices.com](mailto:info@metrorealtyservices.com)

[www.metrorealtyservices.com](http://www.metrorealtyservices.com)

**Exclusive Agent:**

Jeremy D. Hackett  
Licensed Real Estate Broker  
Managing Partner

Cell: (516) 456-0108

[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)

**Exclusive Agent:**

Michael F. Pisciotta  
Licensed Real Estate Salesperson  
Direct: (631) 770-0700

Cell: (631) 872-1180

[mike@metrorealtyservices.com](mailto:mike@metrorealtyservices.com)

Modified: 2/11/2026

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

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### **Exclusive Agent:**

Jeremy D. Hackett  
Licensed Real Estate Broker  
Managing Partner  
Cell: [\(516\) 456-0108](tel:5164560108)  
[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)

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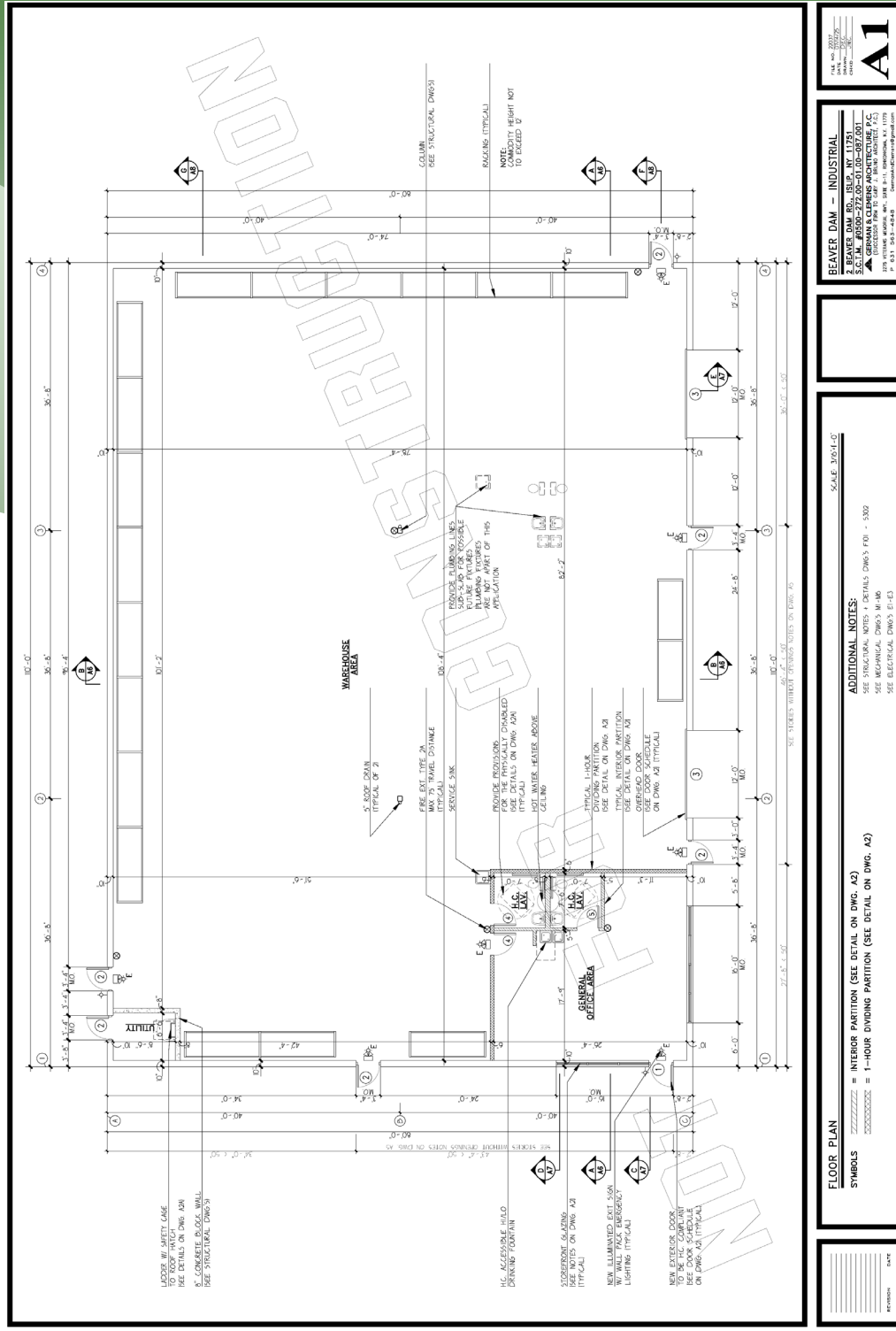
Michael F. Pisciotta  
Licensed Real Estate Salesperson  
Direct: (631) 770-0700  
Cell: [\(631\) 872-1180](tel:6318721180)  
[mike@metrorealtyservices.com](mailto:mike@metrorealtyservices.com)

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**BEAVER DAM - INDUSTRIAL**  
 2 BEAVER DAM RD, ISLIP, NY 11751  
 S.C. ILL. #2000-272.00-01.00-087.001  
 GEORGE J. ILLIENI ARCHITECTURE, P.C.  
 110 COTTAGE GROVE, SUITE 100, ISLIP, NY 11751  
 631-872-1180

**ADDITIONAL NOTES:**  
 SEE MECHANICAL DWG'S M-100 - M-300  
 SEE ELECTRICAL DWG'S E-1-103  
 SEE ELECTRICAL DWG'S E-1-103

**FLOOR PLAN**  
 SCALE: 3/8"=1'-0"  
 SYMBOLS: ██████████ = INTERIOR PARTITION (SEE DETAIL ON DWG. A2)  
 ██████████ = 1-HOUR DIVIDING PARTITION (SEE DETAIL ON DWG. A2)

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 Jeremy D. Hackett  
 Licensed Real Estate Broker  
 Managing Partner  
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[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)

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